114.0	0011	0004.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 720,100 / 720,100
					USE VALUE: 720,100 / 720,100
					ASSESSED: 720,100 / 720,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		CARL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOLT-KANE PAMELA L	
Owner 2:	KANE GARY M	
Owner 3:		
Street 1:	10 CARL RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	HOLT PAMELA L -
Owner 2:	KANE GARY M -
Street 1:	10 CARL RD
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,200 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Aluminum Exterior and 1704 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4200.000	337,900		382,200	720,100
Total Card	0.096	337,900		382,200	720,100
Total Parcel	0.096	337,900		382,200	720,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.52 | /Parcel: 422.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

73592

GIS Ref

GIS Ref

Insp Date

09/24/18

!8916!

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0011-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	338,000	0	4,200.	382,200	720,200	720,200	Year End Roll	12/18/2019
2019	101	FV	255,600	0	4,200.	387,700	643,300	643,300	Year End Roll	1/3/2019
2018	101	FV	255,200	0	4,200.	289,400	544,600	544,600	Year End Roll	12/20/2017
2017	101	FV	255,200	0	4,200.	262,100	517,300	517,300	Year End Roll	1/3/2017
2016	101	FV	255,200	0	4,200.	251,200	506,400	506,400	Year End	1/4/2016
2015	101	FV	241,200	0	4,200.	212,900	454,100	454,100	Year End Roll	12/11/2014
2014	101	FV	241,200	0	4,200.	202,000	443,200	443,200	Year End Roll	12/16/2013
2013	101	FV	241,200	0	4,200.	192,200	433,400	433,400		12/13/2012

PRINT

Date	Time
12/10/20	23:27:01

LAST REV

Date	Time
11/02/18	10:40:41

apro

PAT ACCT.

8916

USER DEFINED

Prior Id # 1:	73592
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOLT PAMELA L,	55806-510		11/12/2010	Convenience	1	No	No		
LANIGAN MARY M	27404-539		6/20/1997		163,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2009	113	Redo Bat	5,000					
6/24/2002	534	Alterati	74,000	O		G4	GR FY04	CONVERT ATTIC TO M

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	Meas/Inspect	DGM	D Mann
8/24/2018	MEAS&NOTICE	BS	Barbara S
12/4/2008	Meas/Inspect	372	PATRIOT
3/25/2000	Inspected	201	PATRIOT
2/7/2000	Measured	197	PATRIOT
8/30/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4200		Sq. Ft.	Site		0	70.	1.30	5									382,200						382,200	

Total AC/HA: 0.09642 | Total SF/SM: 4200 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 382,200 | Spl Credit | Total: 382,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	1 - Wood Shingl	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN/BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:			
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.26608872
Const Adj.:	0.98206019
Adj $ / SQ:	161.639
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	415106
Depreciation:	77210
Depreciated Total:	337896

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

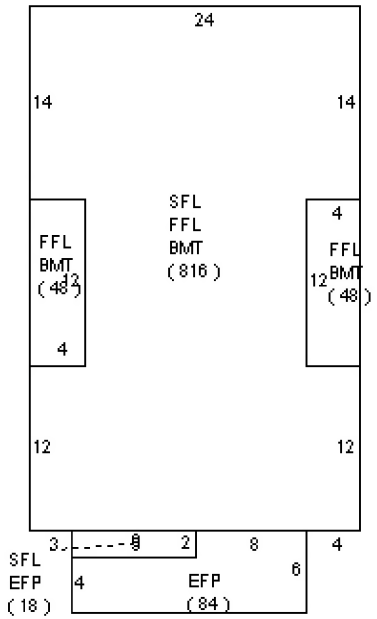
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	161.64
Special Features:	0	Val/Su Net:	124.32
Final Total:	337900	Val/Su SzAd	198.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	48.490	44,224
FFL	First Floor	912	161.640	147,415
SFL	Second Floor	792	161.640	128,066
EFP	Enclos Porch	102	52.950	5,401

Net Sketched Area:	2,718		Total:	325,106	
Size Ad	1704.3000	Gross Are	2760	FinArea	1704

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0011-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	